

# PARKWOOD

BY  
RAY ELLISON

- TOTAL ACRES:	488.00	AC.
- SPECIAL USE AREA:	49.00	AC.
- OPEN SPACE AREA:	48.00	AC.
- RESIDENTIAL AREA:	389.00	AC.
- TOTAL NUMBER OF LOTS:	1976	LOTS
42' LOTS :	628	
50' LOTS :	1348	
- UNITS PER ACRE :	5.10	U/Ac.



**ELLISON INDUSTRIES**  
**LAND PLANNING DEPT.**

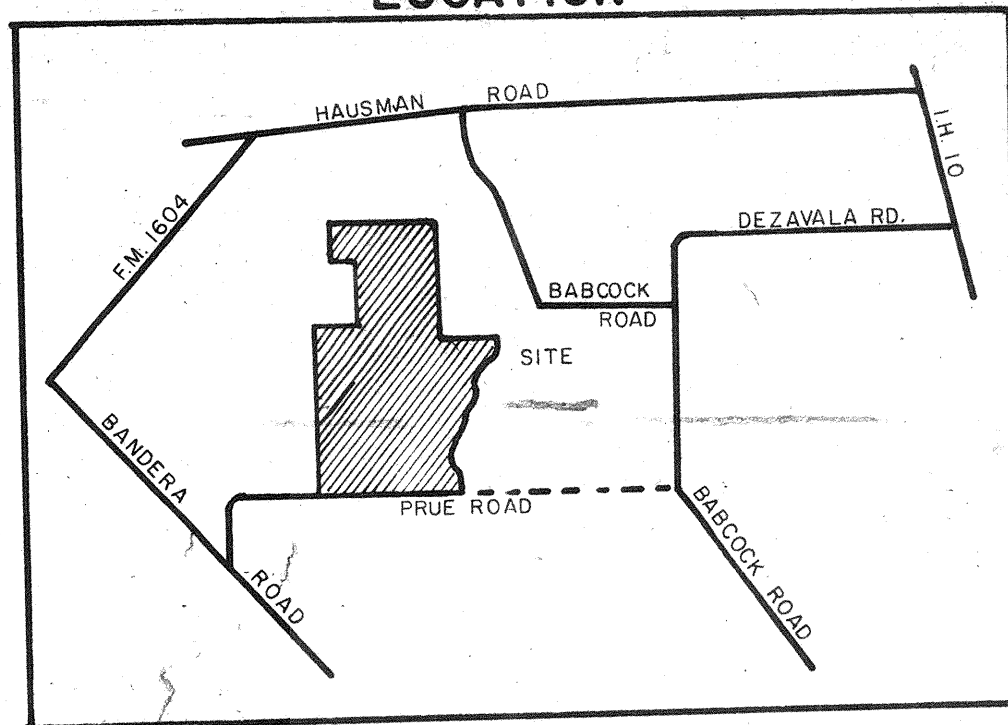
SCALE: 1" = 200'

DATE:

REVISION:



# LOCATION



## PARKWOOD P.O.A.D.P. BY RAY ELLISON

TOTAL ACRES : 486  
OPEN SPACE : 48.00  
COMMERCIAL LAND : 49.00  
RESIDENTIAL LAND : 389

### UTILITIES

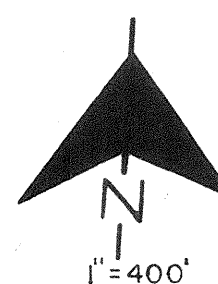
WATER: CITY OF SAN ANTONIO  
SEWER: CITY OF SAN ANTONIO

RECEIVED  
1986 FEB 26 AM 9:56  
DEPT. OF PLANNING  
CURRENT PLANNING  
SECTION

MALCOLM-HARTMAN & CO.

SAN ANTONIO CITY LIMITS

OXBOW SUBDIVISION  
BY RAY ELLISON



ELLISON INDUSTRIES  
LAND PLANNING DEPT.

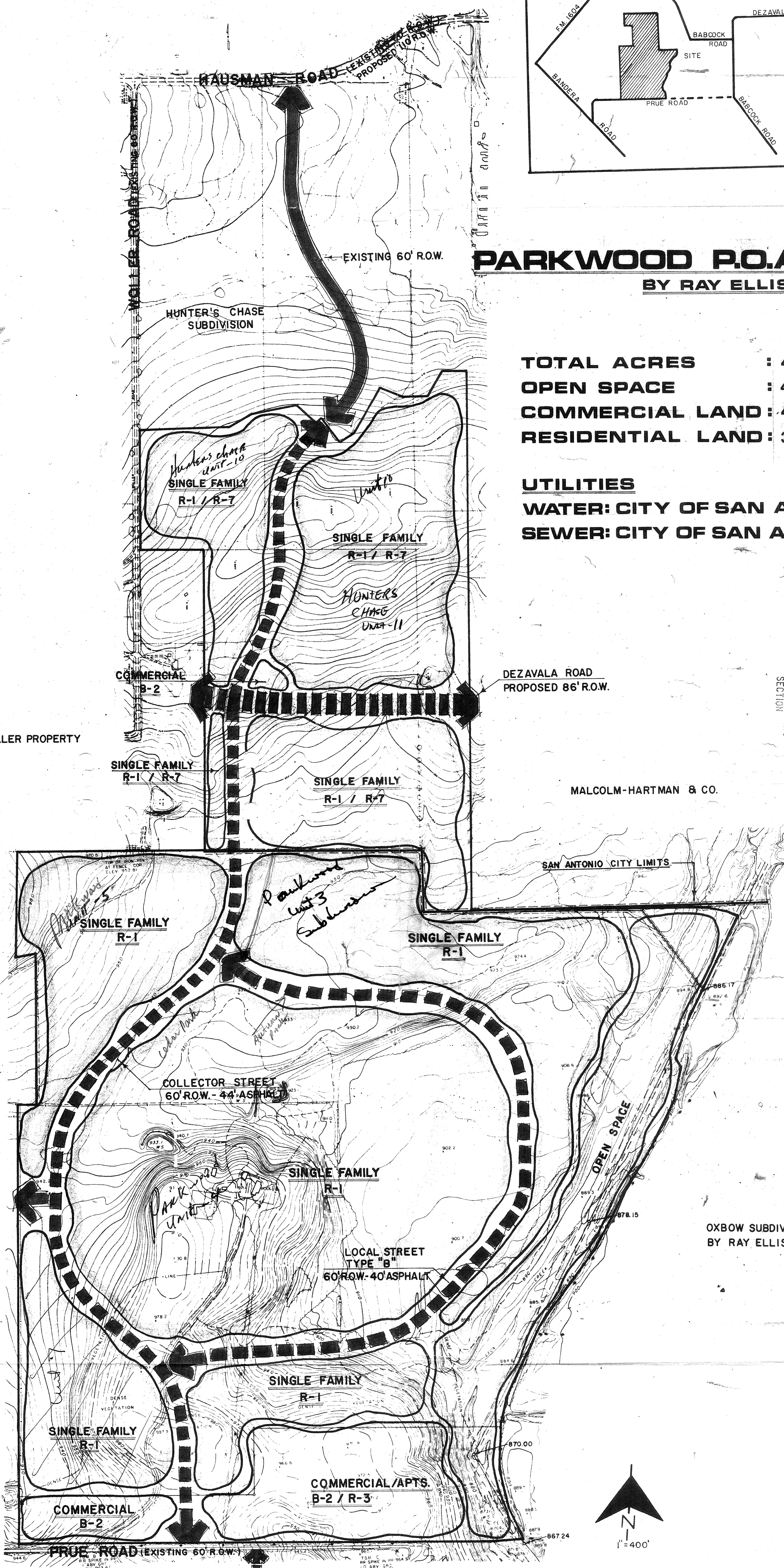
SCALE	DATE	REVISION
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#183 2/26/86

WOLLER PROPERTY

WOLLER PROPERTY

SINGLE FAMILY  
BY SANDIA CORP









INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. #85-11-62-42  
(To be assigned by the Planning Dept.)

PARKWOOD POADP.

P.O.A.D.P. NAME

RAY ELLISON HOMES, INC.  
NAME OF DEVELOPER/SUBDIVIDER

4800 FREDRICKSBURG Rd.  
ADDRESS 78201

349-1111  
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Along the north R.O.W. line of Prime Rd.  
with the intersection of Iron Creek.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☐ Water Wells

☐ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial

☒ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☐ Septic Tank(s)

DATE FILED July 16, 1985

REVISIONS FILED:  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plans are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC \_\_\_\_\_

TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

March 5, 1986

Ray Ellison Homes, Inc.  
4800 Fredericksburg Road  
San Antonio, Texas 78201

RE: Parkwood POADP  
File #85-11-62-42  
Revised February 26, 1986

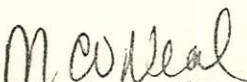
Dear Mr. Quiroga:

The POADP Committee has reviewed and accepted your revised plan for Parkwood. However, please note that the alignment of DeZavala Road may change in the future.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any question regarding this matter, please contact Roy Ramos in the Subdivision Section at 299-7900.

Sincerely,

  
Michael C. O'Neal  
Planning Administrator  
Dept. of Planning

MCO/RR/sm  
Encl.





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: Ray Ellison Homes, Inc.  
Mr. Herbert Quiroga  
Address: 4800 Fredericksburg Road  
San Antonio, Texas 78201

July 19, 1985

Re: Parkwood ☐ Preliminary Plan  
☒ P.O.A.D.P.  
File #: 85-11-62-42

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) is in general compliance with the Subdivision Regulations  
(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots
( ) Relation to adjoining street system	fronting onto major thoroughfares
( ) Stub streets	( ) 24' alley(s)
( ) Street jogs or intersections	(X) <u>Major thoroughfare</u>
( ) Dead-end streets	<u>traverses your proposed</u>
( ) Cul-de-sac streets in excess of 500'	<u>development.</u>

( ) See annotations/comments on attached copy of your plan.

( ) Comments: (see attached)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.



Parkwood

Page 2

The POADP Committee has reviewed the Parkwood POADP and is returning the plan for compliance with the Major Thoroughfare Plan. The POADP does not reflect the north-south secondary arterial alignment for DeZavala Road in the location as we have indicated on the attached plan. We recommend you work closely with the adjacent property owners to set the alignment of the thoroughfare. This plan will be held in obedience, pending the necessary revisions which reflect the proposed major thoroughfare. Please resubmit for committee review.

If you have any questions, please contact our Subdivision office at 299-7900.

Sincerely,



Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO/RR/sm

Encl.





RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

September 11, 1985

Mr. Mike O'Neal  
Planning Administrator  
City Planning Department  
City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78285

RECEIVED  
1985 SEP 16 AM 10:26  
DEPT. OF PLANNING  
CURRENT PLANNING  
SECTION

Dear Mr. O'Neal:

This letter is in reference to your review of our P.O.A.D.P. plan for the Master Plan of Parkwood off Prue Road. In your letter you indicated that the alignment of DeZavala Road does not show going through our property.

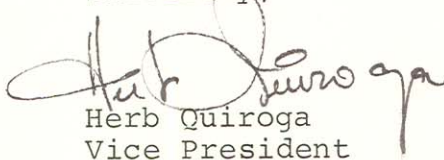
In reviewing the Master thorough-fare plan, the extension of DeZavala Road is clearly shown outside of our property. However, as I understand you have in your files a Master Plan for the property North of this tract that shows DeZavala Road entering our property at a location as shown in yellow on the P.O.A.D.P. returned to me.

I have been in contact with Steve Tucker, with the Doyle Wilson Company, who are the developers of the property North of our tract.

In reviewing their proposed location of DeZavala Road with an overview of development of the entire area, the final determination is that DeZavala Road is better located as per the Master thorough-fare plan and not going through our property, per their original plan. They have also indicated to me that they will re-submit their P.O.A.D.P. to show DeZavala Road going across the entire length of their property and not into our tract.

Please call me if you have any questions.

Sincerely,

  
Herb Quiroga  
Vice President

HQ/ck





RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

July 15, 1985

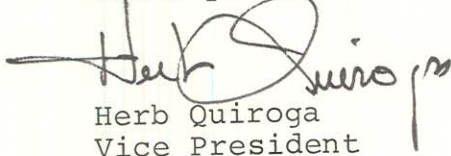
Mr. Roland Lozano  
City Planning Director  
City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78285

Dear Mr. Lozano:

The enclosed plat, shows a 378 Acre tract of Land proposed for Residential development by Ray Ellison Industries. The property is located off Prue Road, East of Bandera Road and adjacent to Leon Creek. Construction of our first units is scheduled for early fall of this year.

Please conduct your P.O.A.D.P. review of this property and call me if you have any questions.

Thank you,

  
Herb Quiroga  
Vice President

HQ/ck

Encls.





RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 348-1111

February 25, 1986

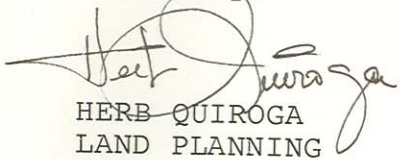
Mr. Mike O'Neal  
Planning Administrator  
Department of Planning  
City of San Antonio  
P. O. Box 9066  
San Antonio, Texas 78285

Dear Mr. O'Neal:

Enclosed is a revised P.O.A.D.P. for our Parkwood master development plan.

Please review this plan, and let me know if you have any questions.

Sincerely,

  
HERB QUIROGA  
LAND PLANNING

HQ/yk  
enc.

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